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March 26, 2008

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APR 01 2008

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Division of Housing Policy Development
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To Whom It May Concern:

Enclosed is a copy of the Del Norte County Annual General Plan Progress Report for 2006-2007. The report was reviewed by the Del Norte County Board of Supervisors at their March 26, 2008 meeting. A Board Order prepared by the Clerk of the Board of Supervisors is also enclosed as verification of their review. If you have any questions regarding information contained in this report please feel free to contact this office at (707) 464-7254.

Respectfully Submitted,

Heidi Kunstal
Senior Planner

County of Del Norte
General Plan Annual Progress Report
July 1, 2006 to June 30, 2007

Introduction

The intent of this report is to demonstrate the County's compliance with the requirements of Government Code Section 65400(b) (1), which mandates the County to prepare an annual report on the status of the General Plan and progress in its implementation. A copy of this report must be sent to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). Providing a copy to HCD fulfills a statutory requirement to report certain housing information, including the County's progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing, as defined in Government Code Sections 65584 and 65583(c)(3).

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1. Board of Supervisors Action Summary



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COUNTY OF DEL NORTE BOARD OF SUPERVISORS

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BOARD OF SUPERVISORS COUNTY OF DEL NORTE STATE OF CALIFORNIA

BOARD ORDER

The following is a certified copy of a portion of proceedings of the Regular Session meeting, of the Del Norte County Board of Supervisors, held on March 25, 2008.

The Consent Agenda was adopted (Items 8 by 23) by the following vote:

Motion: Move to approve
Move: Michael Sullivan
Second: Leslie McNamer

Vote Yea:	5	Gerry Hemmingsen, Leslie McNamer, Martha McClure, Michael Sullivan, David Finigan
Vote Nay:	0	None
Vote Absent:	0	None

ITEM #15 Review the Annual General Plan Progress Report for the Governor's Office of Planning and Research and the Department of Housing and Community Development as requested by the Senior Planner.

I, JEREMI RUIZ, Clerk of the Board of Supervisors of the County of Del Norte do hereby certify the foregoing to be a full, true and correct copy of the original orders made in the above entitled minutes by said Board of Supervisors at a meeting held in Crescent City, California on March 25 and the same now appears of record in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of said Board of Supervisors this 25th day of March 2008.

JEREMI RUIZ
Clerk of the Board of Supervisors
County of Del Norte



COUNTY OF DEL NORTE
COMMUNITY DEVELOPMENT DEPARTMENT

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BOARD REPORT

DATE: March 17, 2008 **AGENDA DATE:** March 25, 2008

TO: Del Norte County Board of Supervisors

FROM: Heidi Kunstal, Senior Planner *Heidi*

SUBJECT: Review of Annual General Plan Progress Report for the Governor's Office of Planning and Research and the Department of Housing and Community Development

RECOMMENDATION FOR BOARD ACTION: Information only.

DISCUSSION/SUMMARY: Government Code Section 65400(a)(2) mandates that all cities and counties submit to their legislative bodies an annual report on the status of the general plan and progress in its implementation; otherwise referred to as the "Progress Report." The Progress Report is intended as a tool for informing local legislative bodies of the jurisdiction's effectiveness in implementing its general plan. A copy of the Progress Report must also be sent to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

The purpose and intent of this statute is to ensure that the general plan directs all land use decisions and remains an effective guide for the long-term physical development of a community and because it is required to be updated periodically to reflect current circumstances. The Progress Report is a tool for doing this. The Progress Report provides a correlation between land use decisions that have been made during the 12-month reporting period and the goals, policies and implementation programs of the adopted general plan.

Providing a copy of the Progress Report to OPR provides information that allows OPR to monitor local planning activities and to identify trends in land use planning and decision making throughout the State of California. The information is necessary for OPR to serve in its capacity as the statewide planning agency. It can also provide the State with information to identify necessary modifications and improvements to its General

Plan Guidelines, while serving to apprise state government of local planning activities and facilitating the legislative process as it pertains to land use and local planning issues.


Forwarding a copy of this report to HCD fulfills a statutory requirement to report certain housing information, including the local agency's progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing (as defined in Government Code Sections 65584 and 65583(c)(3)).

OTHER AGENCY INVOLVEMENT: A copy of the attached report will be sent to the OPR and HCD once the Board has reviewed it.

SIGNATURES REQUIRED: None.

ADMINISTRATIVE SIGN-OFF:

Reviewed by:



Ernest Perry, Director of Community Development

2. Implementation Measures **For Individual Elements of the General Plan**

The Board of Supervisors adopted a major revision to the Del Norte County General Plan on January 28, 2003. The Coastal portion of the Del Norte County General Plan is currently under review by the California Coastal Commission. The status of the County's major amendment to its Local Coastal Program is discussed under the Coastal Element section listed below and Item 5.

Below is a discussion of each Element in the County's General Plan.

Natural Resources and Conservation

The Element was adopted by the Board of Supervisors on January 28, 2003. This section contains goals, policies, and programs that set the basic framework for maintenance and enhancement of Del Norte County's rich natural assets. The section includes goals, policies and programs address the following subjects: marine resources, water resources, onshore fisheries resources, soils resources, wildlife habitat resources, air resources, agricultural land, forestry resources and extractive resources.

Safety and Noise

The Element was adopted by the Board of Supervisors on January 28, 2003. This section contains the goals, policies, and programs that set the basic framework for the protection of public health and safety related to natural and man-made safety hazards. This section includes goals, policies, and programs addressing the following subjects: seismic hazards, geologic hazards, flood hazards, fire hazards, hazardous materials, disaster planning and noise.

Land Use and Community Development

The Element was adopted by the Board of Supervisors on January 28, 2003. This section contains diagrams, designations, standards, goals, policies, and programs that set the basic framework to guide the type, location, intensity, and quality of future development and the protection of Del Norte County's natural and built environment.

Recreational and Cultural Resources

The Element was adopted by the Board of Supervisors on January 28, 2003. This section outlines the County's goals, policies, and programs for the continued development and enhancement of Del Norte County's rich recreational opportunities and cultural assets. The section includes goals, policies, and programs addressing the following subjects: County Parks and Recreation, State

and Federal Lands, recreation trails, Coastal Zone recreation, Coastal Zone public access, Non-coastal river access, private recreational facilities and opportunities, and cultural resources.

Scenic Resources

The Element was adopted by the Board of Supervisors on January 28, 2003. This section contains goals and policies that establish the framework for the protection of scenic resources within Del Norte County. These goals and policies will supplement the natural resource policies in the Natural Resources and Conservation section and recreation and cultural resource policies in the Recreational and Cultural Resources section. The goals and policies in this section are organized topically according to the following categories: scenic resources (general), scenic highways, scenic drives and scenic resource areas.

Public Facilities and Services

The Element was adopted by the Board of Supervisors on January 28, 2003. This section contains goals, policies, and implementation programs that establish the framework for the provision of public facilities and services to meet the demand created by existing and future development in Del Norte County. The goals and policies in this section are organized according to the following categories, each of which relates to a particular facility or service. They include: general public facilities and services, water supply and delivery, wastewater treatment, collection and disposal, solid waste disposal, school facilities, libraries, law enforcement, fire protection, utilities, storm and surface drainage, and airports.

Transportation and Circulation

The Element was adopted by the Board of Supervisors on January 28, 2003. This section outlines the County's goals, policies, and programs for the continued development and enhancement of Del Norte County's transportation and circulation system. The section includes goals, policies, and programs addressing the following subjects: state highways, county roads, public transportation, transportation control measures, non-motorized transportation, air transportation, maritime transportation and tele-transportation.

Housing

The Housing Element is discussed in the section titled, "Annual Element Progress Report – Housing Element Implementation."

Coastal Element

This Element was adopted in February 1984, and updated in July 1986. The Coastal Element is a portion of the Local Coastal Program (LCP) certified by the California Coastal Commission. The Coastal Element includes chapters addressing Public Access (to shoreline areas); Marine and Water Resources;

Recreation; Marhoffer Creek Wetland Special Study; Elk Creek Wetland Special Study; Land Resources (includes agriculture and forestry lands); Hazard Areas; Visual Resources; Public Works; Industrial; New Development; and, Land Use. Each chapter includes a background discussion, summarizes the Coastal Act policies for the subject area, lists existing local policies, and then sets out LCP policies and specific area policies and recommendations.

As stated above, the County Board of Supervisors adopted a major revision to the Del Norte County General Plan. However, policies, programs and implementation measures and zone changes related to the Coastal Zone must be certified by the California Coastal Commission. The application status is discussed below under Item 5. The Coastal Commission continues to process County development applications within the Coastal Zone.

Harbor Plan

The plan was adopted in 1976 and updated in 1986, and is part of the County's certified Local Coastal Program. The Harbor Plan addresses land use and policy for the portion of the Crescent City Harbor area under Del Norte County's jurisdiction. In 2006, the Harbor Commission adopted a revised Crescent City Harbor Master Plan. The Harbor District, on behalf of the Harbor Commission, submitted the Master Plan to the County as amendment to the Local Coastal Program in June 2006. Upon submittal, the County began the tribal intergovernmental consultation process as required by Senate Bill 18 in July 2006. The consultation ended with no request for intergovernmental consultation. The overall submittal was held incomplete pending receipt of several items which have not been received as the writing of this report (3/2008). The Harbor's Master Plan will require Planning Commission, Board of Supervisors and Coastal Commission approval prior to final certification.

General Plan Implementation

Titles 20 (Non-Coastal) and Title 21 (Coastal) are the zoning regulations which implement the General Plan and include adopted zoning maps for the unincorporated County area.

Titles 7 (Health and Welfare), Title 12 (Roads), Title 14 (Buildings), Title 16 (Subdivisions), Title 18 (Signs), and Title 19 (Environment) also implement the General Plan.

3. Annual Element Progress Report **Housing Element Implementation**

The County and the City of Crescent City adopted a joint Housing Element, the City of Crescent City and Del Norte County Housing Element Update 2001-2008 on October 28, 2003. In December 2003, the California Department of Housing and Community Development certified the Housing Element Update. The Housing Element includes two sections. Section I includes six chapters which address housing background and needs. Specifically, the first chapter addresses population trends, household characteristics, and the local economy. Chapter two includes discussions on housing stock, housing conditions, overcrowding, assisted rental housing at risk of conversion and the housing market. The next chapter provides an assessment of the 1992 Housing Element. Chapter four considers housing needs for persons with special needs, the homeless, and the conservation and improvement of the existing housing stock while chapter five includes vacant land inventories. Governmental and non-governmental development constraints are examined in Chapter Six. Section II includes the goals, policies, and quantified objectives of the Housing Element for the 2001-2008 time frame.

In July 2007, County staff met with representatives of State Department of Housing and Community Development regarding the next update of the Housing Element. The County was given draft housing allocation numbers for regional housing needs for a January 1, 2007 to June 30, 2014 planning period. A Statutory due date of **August 31, 2009** has been established for the County to adopt an updated Housing Element. In the summer of 2008, planning staff will begin the preparation of the update.

Government Code Section 65400 establishes the requirement that each city, county or city and county planning agency prepare an annual report on the status of the housing element of its general plan and progress in its implementation using forms and definitions adopted by the Department of Housing and Community Development. Tables A, A2, B, and C, which are attached to this report, implement Sections 6200, 6201, 6202, and 6203 of the Department of Housing and Community Development California Code of Regulations, Title 25, Division 1, Chapter 6.5.

4. General Plan Compliance Discussion

Since the adoption of the General Plan, land use legislation has been passed which requires amendments to the County's General Plan. In particular, in 1999, Governor Davis signed Senate Bill 115 (Solis), making California the first state in the nation to codify a definition of "environmental justice". Senate Bill 18 (Burton), signed into law by Governor Schwarzenegger in September 2004, requires intergovernmental consultation for general plan amendments, specific plans and master plans. The General Plan Annual Progress Report Guidance provided by OPR staff ask local jurisdictions to report the degree to which the General Plan complies with OPR's General Plan Guidelines, including environmental justice consideration, collaborative planning with the military lands and facilities, and consultation with Native American tribes.

According to Government Code §65040.12(c), environmental justice (EJ) means "the fair treatment of people of all races, cultures and income with respect to development, adoption and implementation of environmental laws, regulations and policies." EJ can be said to be the vision and process of creating socially just, sustainable human and ecological systems, where all participate fully in decisions affecting their lives.

1999 legislation defined Environmental Justice in California and also established OPR as the coordinating agency in state government for environmental justice efforts. In October 2003, OPR published a policy report titled Environmental Justice in California State Government. The purpose of the report is to provide a brief history of EJ, report on the status of the OPR's efforts, and provide an outline of EJ findings, goals and policies for future efforts within state government. While many local jurisdictions have incorporated EJ considerations into their General Plans, the Del Norte County General Plan has not been amended to specifically address EJ. Despite formal inclusion in the General Plan, the County Planning Division does consider EJ when considering new projects. The County applies construction buffers between residential development and manufacturing and agricultural zones. The interface between residential and non-residential uses is also minimized through low density residential zoning which acts as a de facto buffer.

With regard to collaborative planning with military lands and facilities, there are none located in Del Norte County.

Senate Bill 18, signed into in September 2004, requires cities and counties to notify and consult with California Native American Tribes about proposed local land use planning decisions for the purpose of protecting traditional cultural places ("sacred sites").

Since March 1, 2005, cities and counties must send their general plan or specific plan proposals to those California Native American Tribes that are on the Native American Heritage Commission's (NAHC) contact list and have traditional lands located within the city or county's jurisdiction. Cities and counties must also conduct consultations with these tribes prior to adopting or amending their general plans or specific plans. In 2005, County staff attended the *Tribal Consultation Guidelines Public Workshop* sponsored by OPR which provided local jurisdictions the opportunity to provide comment on the draft guidelines as well as to learn about the consultation process. Since this time OPR has officially released Tribal Consultation Guidelines – Supplement to General Plan Guidelines.

Although the County has not amended the General Plan to address SB 18, the County has offered to conduct consultation with tribes since March 15, 2005.

Item 7 recommends that the Board of Supervisors consider amending the General Plan to include goals, policies and possible implementation programs for compliance with environmental justice consideration and consultation with Native American tribes.

5. Date of Last Update to the General Plan

Approximately three General Plan Amendment applications were filed during the 2006/2007 reporting period. Two of those applications (Rich Mossholder – GPA0701C and Stan Hogberg - GPA0703C) were held incomplete. A third application filed by Garey Slaughter (GPA0702) was held complete and has received a recommendation of approval from the Planning Commission. It is currently being scheduled for a Public Hearing with the Board of Supervisors. The subject project proposes to amend the land use designation on a portion of a parcel from Timberland to Rural Residential. No text amendments to the General Plan are proposed.

As mentioned earlier, the Coastal portion of the Del Norte County General Plan is currently under review by the California Coastal Commission. Final certification by the California Coastal Commission of the County's Major Amendment to its Local Coastal Program is necessary in order to implement the new policies of the General Plan within the California Coastal Zone. Additional information requested by Coastal staff for the County's Local Coastal Program Amendment application was completed in December 2005 and delivered to Coastal staff. Coastal staff has indicated that they plan to review the County's submittal in the spring of 2008 with a summer of 2008 schedule for review by the California Coastal Commission. County staff has been warned that Coastal staff review may be jeopardized due to repercussions related to the State's Budget deficit.

6. Land Use Priorities established by the Local Legislative Body

In September 2007 the Board of Supervisors adopted a resolution regarding "no net loss" of privately held land due to the purchase by the state or federal government. Currently over 70% of the County is owned by public entities. As demand has increased for the state and federal government and other organizations acting on their behalf to acquire additional land, the Board has placed a high priority of protecting the County's remaining privately owned land. The "no net loss" resolution called for any public acquisitions to be offset by the sale of lands equal or greater value to those being acquired to the private sector. Public acquisitions result in a loss of local sales revenue due to exemptions for land held in public domain, unknown management of the acquired lands, increasing values of remaining land and often times a reduction of public access.

7. Goals, Policies, Objectives, Standards and other Plan Proposals

Staff has identified four subjects that require inclusion in the General Plan. As discussed earlier, environmental justice consideration on land use decision making and procedures for tribal consultation should be addressed in the General Plan. Additionally, the General Plan should be reviewed to determine what additional policies, programs and implementation measures could be adopted to address global warming impacts. California Attorney General, Edmund G. Brown, Jr. has published The California Environmental Quality Act Addressing Global Warming Impacts at the Local Agency Level which provides numerous examples of how local jurisdictions can incorporate global warming related considerations into projects at the earliest time feasible. Staff will be attending a workshop titled, "*CEQA and Climate Change: Partnering with Local Agencies to Combat Global Warming*", this spring sponsored by the Local Government Commission.

Several elements of the general plan requirement amendments related to new flood related laws. Specifically, AB162, Chapter 369, Statutes of 2007, calls for local jurisdictions to address the following information in their general plan:

- The Land Use Element to identify those areas covered by the general plan that are subject flood (as identified by FEMA or DWR floodplain mapping);
- an annual review of the Land Use Element;
- the Conservation Element to identify rivers, creeks, streams, flood corridors, riparian habitat, and land that may accommodate floodwater for purposes of groundwater recharge and stormwater management. Required upon the next revision of the housing element (summer 2009); and
- in the Safety Element, identification of information regarding flood hazards including data from specified sources; establish a comprehensive set of goals, policies, and objectives for the protection of the community from the unreasonable risk of flooding including specified goals, policies and objectives; and establish implementation measures designed to carry out the goals, policies and objects. This information must be available upon the next revision of the housing element (summer 2009).

8. Development Projects and the General Plan

An element of this report is to identify how development projects have advanced the implementation of the General Plan during the reporting period. While several of the General Plan implementation programs are ongoing and will likely be reported in next year's annual report, movement has been made by individual property owners to rezone their properties in light of land use amendments made during the revision. Although all of these were not completed during the reporting period, this is the first opportunity to identify the individual rezone applications in the context of the 2003 revision to the General Plan. Below is a list of the projects with the year of Board approval.

Project Name/ Project Site	General Plan Land Use Designation (post-Revision)	Zone Designation (pre-Rezone)	Zone Designation after Rezone approval by the Board of Supervisors
Rode Hunter Creek/101	Visitor Serving Commercial	Agriculture – 5 acre minimum lot size	Commercial Recreation
Stockett Klamath Glenn	Rural Neighborhood – 2 dwelling units per acre	Agriculture – 5 acre minimum lot size	One Family Residence – 20,000 square foot minimum lot size (R1-B20)
Wolf Victory Lane	Suburban Residential - 2 dwelling units per acre	Rural Residential – 2 acre minimum lot size (RR-2)	Rural Residential – one dwelling unit per acre (RR-1)
HW3, LLC South Bank Rd. Redwood West	Rural Residential – one dwelling unit per 2 acres	Agriculture – 5 acre minimum lot size	Rural Residential – one dwelling unit per two acres with a "D" Combining Overlay (RR-2-D)
H50, LLC Wilson Lane	Rural Neighborhood – 2 dwelling units per acre	Agriculture Exclusive	One Family Residence – 20,000 square foot minimum lot size (R1-B20)
Carter Burke Lane	Suburban Residential - 2 dwelling units per acre	Residential and Agriculture – one acre minimum lot size (R1A)	One Family Residence – 20,000 square foot minimum lot size (R1-B20)
Hopkins Pine Grove Rd/ Cummins Rd.	Suburban Residential - 2 dwelling units per acre	Residential and Agriculture – one acre minimum lot size (R1A)	One Family Residence – 20,000 square foot minimum lot size (R1-B20)
Bower Bower Lane off of Parkway Dr.	Suburban Residential - 2 dwelling units per acre	Residential and Agriculture – one acre minimum lot size (R1A)	One Family Residence – 20,000 square foot minimum lot size (R1-B20)

9. Interagency and Intergovernmental Coordination Efforts

In 1999, the Board of Supervisors implemented a program of holding monthly meetings with various governmental agencies. These meetings, called "2 by 2's" include 2 Board members and 2 members from the other agency. Agencies involved include the Elk Valley Rancheria, Smith River Rancheria, Yurok Tribe, Resighini Rancheria, Redwood National and State Park, Del Norte Healthcare District, City-County Schools, and the Crescent City Harbor District.

The Board also participates in a monthly Intergovernmental Relations Committee which includes members from the Del Norte Unified School District, Crescent City Harbor District and CAL FIRE. The purpose of this Committee and the 2 by 2's is to promote cooperation on issues held in common between the various agencies.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction County of Del Norte
Reporting Period 1-Jul-06 - 30-Jun-07

Table A

Annual Building Activity Report

Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	6	7	8			
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.			
			Very Low-Income	Low-Income	Moderate-Income	Above-Moderate-Income							
120-270-10	SF	N/A			1		1			1			
103-051-31	MH	N/A		1			1			1			
131-731-23	MH	N/A		1			1			1			
116-741-65	MH	N/A	1				1			1			
131-731-77	MH	N/A		1			1			1			
116-741-69	MH	N/A	1				1			1			
112-040-48	MH	N/A			1		1			1			
105-211-12	MH	N/A				1	1			1			
103-100-49	SU	N/A				1	1			1			
115-134-17	SF	N/A				1	1			1			
110-120-32	SF	N/A				1	1			1			

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	County of Del Norte									
Reporting Period	1-Jul-06 -		30-Jun-07							
110-721-39	MH	N/A	1						1	1
116-771-57	MH	N/A	1						1	1
116-730-01	MH	N/A	1						1	1
116-741-62	MH	N/A	1						1	1
140-701-03	MH	N/A	1						1	1
116-771-56	MH	N/A	1						1	1
116-741-59	MH	N/A	1						1	1
(9) Total of Above Moderate from Table A2			9	3	6	57			57	
(10) Total by income units (Field 5) Table A			9	3	6	57			75	

Methodology used for Calculating Income Limits in Table A

Del Norte County utilizes the Housing Income Limits set by HCD to determine housing affordability for all income levels. The median income level (4 person household) is multiplied by three to arrive at the maximum amount of money that can be spent on housing. Our methodology is based on the assumption that a household can afford to buy housing that costs up to three times the household's annual income. Because the reporting period fell between two calendar years the income limits used varied as shown below:

For year **2006** the maximum housing expenses by income levels are as follows:

Very Low income Households -	\$0.00 to \$76,200
Lower Income -	\$76,201 to \$121,950
Moderate Income	\$121,951 to \$183,000
Above Moderate Income	\$183,001 and over

For reference, the Income Limits set by HCD for a family 4 of Del Norte County are as follows:

Extremely Low -	\$0.00 to \$15,250
Very Low Income -	\$15,251 to \$25,400
Lower Income -	\$25,401 to \$40,650
Moderate Income -	\$40,651 to \$61,000
Above Moderate Income –	Over \$61,001

For year **2007** the maximum housing expenses by income levels are as follows:

Very Low income Households -	\$0.00 to \$77,250
Lower Income -	\$77,251 to \$123,600
Moderate Income	\$123,601 to \$185,400
Above Moderate Income	\$185,401 and over

For reference, the Income Limits set by HCD for a family 4 of Del Norte County are as follows:

Extremely Low -	\$0.00 to \$15,540
Very Low Income -	\$15,541 to \$25,750
Lower Income -	\$25,751 to \$41,200
Moderate Income -	\$41,201 to \$61,800
Above Moderate Income –	Over \$61,801

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction County of Del Norte
Reporting Period 1-Jul-06 - 30-Jun-07

Table A2

Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Above Moderate	46	0	0	0	11	57

Housing Element Implementation

(CCR Title 25 §6202)

County of Del Norte

Table B

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		RHNA Allocation by Income Level	2001	2002	2003	2004	2005	2006	2007	2008	2009	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed	403	5	5	26	35	17	5	11			104	299
	Restricted Non-deed restricted												
Low	Deed	247	4	4	7	24	8	6	1			54	193
	Restricted Non-deed restricted												
Moderate	Deed	157	20	9	30	35	17	12	12			135	22
	Restricted Non-deed restricted												
Above Moderate		473	41	69	86	89	91	37	69			482	0
Total RHNA by COG.		1,280											
Enter allocation number:													
Total Units			70	87	149	183	133	60	93			775	514
Remaining Need for RHNA Period													

ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Table C
Program Implementation Status

Housing Programs Progress Report - Government Code Section 65583			
Program Description (By Housing Element Program Names.)	Objective	Deadline from H.E.	Status of Program Implementation
Name of Program 1. Adequate Sites:			
B.1 The County shall monitor residential building activity by income categories on an annual basis for use in determining whether an average of the need goals is being met by the open market.	Monitor housing for all income levels.	Ongoing	The County maintains a database of all residential building permits which includes land and improvement values. This information is used to determine the affordability of each building permit.
B.3 The County, when requested by a non-profit housing agency or targeted housing developer, will continue to provide pre-project technical review.	Provide technical assistance to assist in projects for low/very low income housing.	Ongoing	County staff continues to offer technical assistance on an as-needed basis.
B.4 The County will revise its second unit ordinance in compliance with AP 1865 to allow second units pursuant to ministerial permit in appropriate zones.	To increase flexibility as an incentive to landowners, to remove or mitigate constraints in their development, and to provide additional affordable units.	2003 and 2006	The County adopted amending all related zoning ordinances for second dwellings outside of the California Coastal Zone. The County is working toward adopting an administrative review in the Coastal Zone which would be applicable to second dwelling projects within the Coastal Zone.
B.5 The County will review its zoning ordinances to identify provisions that could pose constraints on the development of housing for persons with disabilities, and amend ordinances as needed, for compliance with any Federal or State fair housing laws.	Remove barriers to low income housing for persons with disabilities.	2001-2004	A draft Reasonable Accommodation ordinance is being prepared by staff for future consideration by the Planning Commission and Board of Supervisors. The goal is to package the ordinance with several other ordinance amendments and amendments to the General Plan.
2. Assist in the Development of Low and Moderate Income Housing			
C.1 The County will provide pre-application review assistance in siting and preparation of applications for very low/low income or targeted needs projects.	To provide preliminary input into potential development applications that may be useful in project location/design.	Ongoing	County staff continues to offer technical assistance on an as-needed basis.

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C.6 The County will amend its zoning ordinance to clarify emergency and transition housing for homeless.	To have an ordinance that clearly states the County's stance with regard to project proposing emergency or transitional housing for the homeless.	2001-2004	Staff proposes to begin a Countywide Zoning Ordinance amendment in 2008. Proposed amendments would be proposed and considered at this time.
3. Remove or Mitigate Constraints	Objective	Deadline from H.E.	Status of Program Implementation
D.1 The County will develop proposals for zoning ordinance amendments providing for the development of parcels consistent with General Plan densities and re-examining the minimum project size for D Cluster and PC Planned Community zones, in order to provide for maximization of density for any potential project.	To allow flexibility in project design in order to maximize available land.	2001-2004	Staff proposes to begin a Countywide Zoning Ordinance amendment in 2008. Proposed amendments would be proposed and considered at this time.
4. Conserve and Improve Existing Affordable Housing	Objective	Deadline from H.E.	Status of Program Implementation
E.1 The County will update its existing housing conditions reporting system by establishing a program for correlating building permits for rehabilitation work with condition data for an on-going to-date system.	Provide an efficient process for correlating building permits for rehab work with housing conditions tracking program.	2001-2004	Planning Staff has coordinated with Building Staff to create a database to collect this information for tracking purposes.
E.3 The County, subject funding availability, will continue to provide rehabilitation assistance to targeted households through its Rehabilitation Program, towards a goal of assisting 45 units between 2001 and 2008.	To provide rehabilitation to targeted income households.	2001-2008	The County has funding available for rehabilitation assistance however staffing deficiencies have limited the number of loans granted. The County is in the process of hiring a position that would administer this program with the goal of granting more rehabilitation loans.
E.5 The County will preserve residential neighborhood appearance and make them more livable through enhancement measures such as the construction of sidewalks and other street improvements.	To construct sidewalks and other street improvements when possible to enhance neighborhoods.	Ongoing.	The County has funded several sidewalk and street improvement projects in residential zone districts during the reporting period. They include Elk Valley Road and Meridian Avenue. The County currently has an application pending for pedestrian improvements on Glenn Street, a residential neighborhood adjacent to schools.
E.6 The County will continue to work with the community to remedy code violations through referrals to the rehabilitation loan program.	To remedy code violations through rehabilitation loans.	Ongoing.	The County has a full-time code enforcement officer who is also trained in reviewing structures for code compliance. Planning staff will work with the Code Enforcement Officer and the County Grants office to make the public aware of potential loans.

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5. Preserve Units At-Risk of Conversion from Low-Income Use E.4 The County shall review the status of assisted rental units "at risk" of conversion to market rate rents and prepare applicable reports for use in the 2008 Housing Element Update.	To track the dates of assisted rental units that are possibly at risk of being converted to market rate.	2007-2008	The County annually reviews the list included in the Del Norte County/City of Crescent City Housing Element 2001-2008.	No units are currently at risk
6. Promote Equal Housing Opportunities G.2 Display materials and phone numbers for assistance regarding fair housing and equal opportunity.	To provide public outreach regarding fair housing and equal opportunity.	Ongoing	Posters are displayed in the County Community Development Department and in the County Personnel Department where housing rehabilitation program is located.	